



The Bull Inn

*West Tanfield
Nr Ripon
HG4 5JQ*

*Leasehold: £95,000
Annual Rent: £30,000 + VAT*

Ref: 5455542

LOCATION

West Tanfield is a village and civil parish in North Yorkshire. Situated about six miles north of Ripon on the A6108, which goes from Ripon into Wensleydale, West Tanfield is on the edge of both the Yorkshire Dales and the Vale of York, hence known as the Gateway to the Dales. It is renowned as one of the most picturesque and most photographed villages in North Yorkshire.

West Tanfield has much to offer: two pubs, a village shop & Post Office, village hall, bowling club and greens, tennis club with four tennis courts open all year, equestrian & country shop, small industrial estate, village farm, and a beautiful ancient church, as well as a Methodist church, The Marmion Tower and much more. Masham is only five miles away, which is home to both the Black Sheep and Theakston's breweries, as well being a thriving town hosting many country fairs and events. There are two sites for luxury lodges within walking distance which accommodate year round visitors.

Lightwater Valley lies 2.5 miles to the south, providing a lot of passing trade and Sleningford Watermill Caravan & Camping Park is located only one mile to the south east, with a well trodden riverside footpath to the pub. Not far from the village are the Thornborough Henges, known as the 'Stone Henge of the North'. The pub is perfectly situated for outings to Fountains Abbey, Harrogate, Hawes, Aysgarth and many other places of interest.



DESCRIPTION

The award-winning pub benefits from its prominent position and adjacent to the bridge, being the first building on entering the village on the A6108. The property is a Grade II listed building that was constructed in 1699 on the site of the old ferryman's cottage next to the stunning ancient triple arched bridge.

The property is a two storey end terraced stone building with bar & seating area, two dining areas and five en suite letting rooms. Adjacent to the pub is a delightful self-contained two storey ivy fronted cottage included with the lease. Under current ownership, The Bull was also named Yorkshire's Favourite Pub.





INTERNAL DETAILS

The pub has many original features including beamed ceilings and an attractive fireplace, it is tastefully decorated and modernised, whilst retaining the "olde worlde" feel of a traditional British pub. It comprises an entrance lobby leading into the main bar and seating area with slate flooring and the main dining area with stripped varnished oak flooring seating approximately 24 covers. There is a second restaurant / breakfast room also with stripped varnished oak flooring seating 18-20 covers.

A further rear lobby leads to the customer toilets. There is internal access to the letting accommodation and ancillary areas include a large, well equipped basement cellar. There is an extremely well equipped catering kitchen with wall cladding, interlock gas extraction and commercial dishwasher. There are two store rooms, one is a chemical and disposables store with freezer, the other is a laundry with washing and drying facilities which also has a walk in fridge, modern grease trap and storage shelves,

OWNER'S ACCOMMODATION

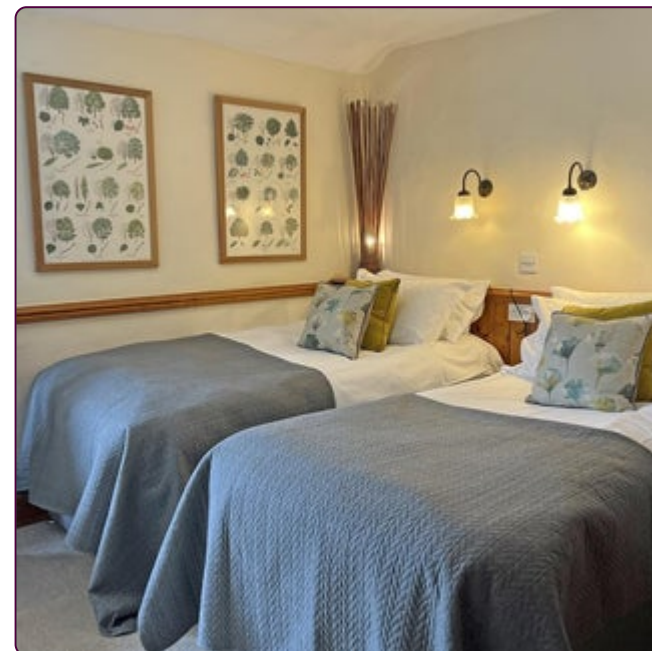
To the side of the pub is a separate and delightful cottage, comprising two double bedrooms, lounge, dining room, kitchen, pantry and family bathroom. The cottage has a tiered garden down to the river, with beautiful unspoilt views of the river and surrounding countryside. There is a garden shed, outside terrace, and private single garage. Church Street is a quiet no through road, with only residential traffic leading to the Marmion Tower with footpath access to the Church.

LETTING ACCOMMODATION

There are five charming letting rooms located on the first floor of the property with an internal connecting door into the pub, all are en suite and two have views of the River Ure to the rear of the pub. All the rooms are well presented throughout, recently redecorated and recarpeted. The rooms comprise one single (with optional futon), one with four poster bed, one twin/large double and two double rooms (one with optional sofa bed).

FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our clients.



EXTERNAL DETAILS

To the front of the property is a cobbled terrace with picnic tables, which is a wonderful suntrap and very popular on summer evenings.

To the rear of the property is a superb, extensive tiered riverside beer garden featured in the Sunday Times Guide to Best Beer Gardens in 2023, which has great views of the River Ure, the ancient bridge and glorious surrounding countryside. The beer garden can seat approximately 48 on the lawn, 16 under wooden gazebos, 20 on the balcony decking and under the vine covered pergola and seating for a further 36 is available in the marquee on the top terrace. . There is also an ice-cream shack which is used extensively throughout the spring and summer months.

There is a car park to the front of the business for approximately 20 cars.

There is a good sized paddock adjacent to the car park and side entrance to the riverside beer garden.

STAFF

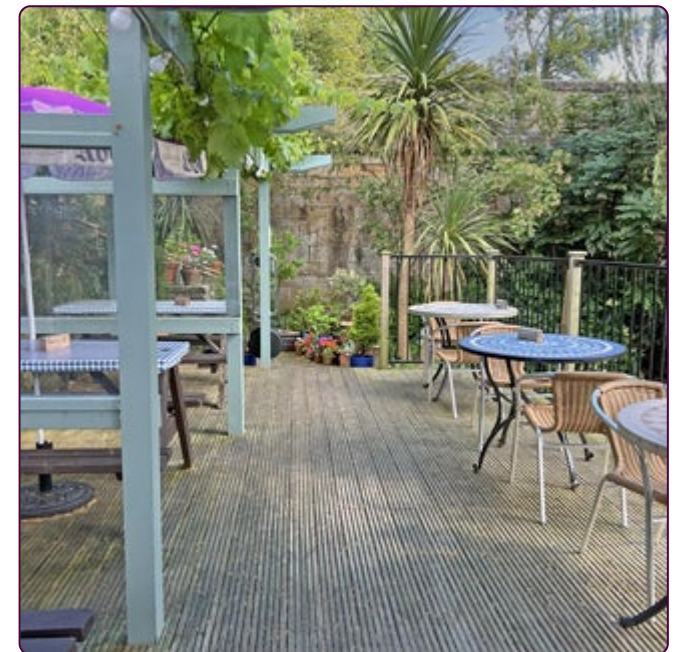
The pub has largely been run by staff for the past five years. Staff will be subject to TUPE.

TRADING INFORMATION

Turnover for the year ending September 2022 £512,402

Turnover for the year ending September 2023 £529,464





THE OPPORTUNITY

The Bull Inn is situated in the idyllic North Yorkshire Village of West Tanfield and offers any potential buyer the opportunity to live, and work in one of the most sought after areas of the country. The pub has a consistent turnover since the current owners took over 12 years ago and a new tenant will take on a strong operating business. the seller is looking to retire and will help with a handover. The beer garden is one of the most sought after in Yorkshire, situated on the riverside, which offers a marketing opportunity and also an area for hosting events. The style of the pub is very traditional, with hand pulled local ales, accredited by CAMRA and offers a quality 'pub grub' menu.

The kitchen has recently been extended and renovated to help staff work in a efficient and modern environment to serve good quality food and the new kitchen extension provides direct access to the stores, garden and marquee via an external staircase. The marquee in the garden could also be upgraded to offer an additional dining area for the winter months.



TRADING HOURS

Summer Opening Hours

Open all day from 12 noon for lunch and dinner service on weekdays, open all day Saturday and Sunday.

Winter Opening Hours (November, January & February - evening bar service only on Tuesday nights)

Monday to Thursday

12.00 to 3.00 pm then from 5.00 until 10.00 pm

Food served 12.00 to 2.30 pm then from 5.00 until 8.00 pm

Friday & Saturday

12.00 until 11.00 pm

Food served Fri 12.00 to 2.30 pm then from 5.00 until 9.00 pm, Sat 12.00 until 9.00 pm

Sunday

12.00 to 11.00pm

Food served 12.00 until 7.00 pm

TENURE

Leasehold

TENANCY

A new lease could be negotiated by a new purchaser.

Current lease 15 year lease commencing and including 1st June 2015

Rent £30,000 + VAT per annum (£24,000 per annum for the pub and £6,000 per annum for the cottage)

Protected by the 1954 Landlord & Tenant Act

Free house with a private landlord



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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